



City of San Antonio

Agenda Memorandum

Agenda Date: April 19, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon and

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2022-10700082 HL

SUMMARY:

Current Zoning: "R-6 NCD-5 AHOD" Residential Single Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "R-6 HL NCD-5 AHOD" Residential Single Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Edwardo F Reyna II and Marie H Reyna

Applicant: Office of Historic Preservation

Representative: Office of Historic Preservation

Location: 1012 West Mulberry Avenue

Legal Description: Lot 17 and Lot 18, Block 27, NCB 1809

Total Acreage: 0.1435

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Beacon Hill

Applicable Agencies: Planning Department

Property Details

Property History:

The subject property was located within the original 36 square miles of the City of San Antonio. The property was rezoned by Ordinance 86704, dated September 25, 1997 to "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: R-6

Current Land Uses: Church

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Dwelling

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The Beacon Hill Neighborhood Conservation District (NCD-5) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address

building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

Special District Information: N/A

Transportation

Thoroughfare: West Mulberry Avenue

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA Bus Routes are within walking distance of the property.

Route Served: 2

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502. A TIA Report is Not Required.

Parking Information: The minimum parking requirement for a single-family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family allows dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: “R-6 HL” Residential Single-Family allows dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

The “HL” Historic Landmark adds a Historic Overlay.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within .35 miles of the Midtown Regional Center and within the Fredericksburg Premium Transit Corridor and San Pedro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Midtown Neighborhood Community Perimeter Plan. Application of the historic overlay is consistent with the goals and objectives of the adopted plan.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed rezoning is for the application of historic designation and does not change the current use or base zoning designation.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “HL” is simply the addition of a Historic Landmark Overlay.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The proposed request does not appear to conflict with any public policy objectives, goals, or principles of the Midtown Neighborhoods Neighborhood Plan.

Relevant Goals and Objectives of the Midtown Neighborhoods Neighborhood Plan may include:

- Housing Objective 2.2: Housing Character – Maintain the historic character of the neighborhoods’ housing while building on the increased demand for area homes to attract reinvestment by new families.
- Community Appearance and Safety
Objective 2.1: Neighborhood Appearance/Streetscape/Landscape – Preserve and enhance neighborhood character and pedestrian-friendly environment.

6. **Size of Tract:** The 0.1435 acre site is of sufficient size to accommodate the existing residential use.
7. **Other Factors:** The request for landmark designation was initiated by the owner. On March 2, 2022, the Historic and Design Review Commission (HDRC) approved a Finding of Historic Significance, identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The criteria identified as being applicable to the subject property are specified below. HDRC concurred with the applicant that 1012 W Mulberry Ave met UDC criterion [35-607(b)3], [35-607(b)5], and [35-607(b)13] for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria; 1012 W Mulberry Ave meets three. 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; 1012 W Mulberry Ave was built for real estate developer George Delevan Sr, who developed

the Dellview neighborhood and properties in Woodlawn Heights, Lackland Terrace, Dell Wood Park, and Dell Wood Manor. 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; the house is an example of a Craftsman residence with Tudor influence that retains character-defining features of both styles, such a prominent stucco front chimney with tile details at the top and an eyebrow dormer over the front door. 13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; the property is located in the Beacon Hill Area neighborhood conservation district (NCD-5), which staff identified as an eligible local historic district. Should the neighborhood choose to pursue designation, the property would be considered contributing.